

Micro-housing Working Group

June 19, 2014

4:30-6:30pm

Seattle Municipal Tower, Room 4080

700 5th Avenue

4:30pm **Introductions**

4:45pm **Review Agenda, Scope of Work for Meetings and Ground Rules**

5:00pm **Design and layout of micro-housing units**

Presentation / Background Information (staff):

- What forms of micro-housing are currently being produced in Seattle?
- How are micro-housing units being **used**? Who is living in them? At what price? For how long?
- How would the DPD proposal regulate these units?
- What is being proposed in other cities and how are they being regulated?

5:20pm Discussion (Working Group):

- 1) What role do you think micro-housing is currently playing in our housing market? What role do you think it should play?
- 2) What form(s) do you think Micro-housing units should take in Seattle? And why?
 - a) Sleeping rooms with some kitchen amenities clustered around a full common kitchen.
 - b) Very small, self-contained studio units (with complete bathrooms and kitchens).
 - c) Congregate residences or dorms – sleeping rooms with some kitchen amenities and access to one or more full common kitchen spaces.
 - d) _____(your idea)_____.

- 3) Based on this discussion, should the city require all congregate residence projects to either be associated with an institutional use or provide supportive housing? Why or why not?

[Note: items 4 and 5 will be discussed as time allows, or held until the next meeting]

- 4) Minimum size requirements – DPD’s current proposal would not establish a minimum size requirement for sleeping rooms in micro-housing and congregate residence projects.

Do you think a minimum room size requirement needed is needed? If so, what size options should the PLUS Committee consider?

- a) Portland: no minimum size required, 150-200 sq ft units are being produced in a few buildings, like Seattle
- b) San Francisco (pilot): 220 sq ft
- c) New York (pilot): 250 sq ft
- d) Boston (pilot) 350 sq ft
- e) _____ (your idea)

- 5) Common space requirements -- CB 118067 would require common kitchen areas in micro-housing projects to measure at least 120 square feet in area. In congregate residences, at least one on-site common kitchen would be required and the total amount of communal area provided, including the common kitchen space, would have to be equivalent in size to at least 10 percent of the total floor area of all the sleeping rooms in the project.

Should alternative measures or features of common areas be considered?

6:20pm

Wrap up and next steps